

COMMUNITY MEETING REPORT
Petitioner: NRP Properties, LLC
Rezoning Petition No. 2020-180

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 22, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, January 7, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Jason Mochizuki of the Petitioner, Frank McMahan of LandDesign and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-180.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, February 15, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, March 2, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, March 15, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. The March 15, 2021 City Council Meeting will likely be a virtual meeting.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 9.931 acres and is located on the east side of West Sugar Creek Road at the intersection of Penny Way and West Sugar Creek Road.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the large majority of the site is currently zoned R-12 MF and the remainder of the site is zoned R-4. The R-12 MF zoning district is a multi-family zoning district that allows up to 12 dwelling units per acre. The R-4 zoning district is a single family zoning district that allows up to 4 dwelling units per acre. The parcels to the north of the site are zoned R-17 MF and R-4, the parcels to the east of the site are zoned R-4 and R-17 MF, the parcels to the south of the site are zoned O-2, R-17 MF and B-2 and the parcels to the west of the site are zoned R-12 MF and R-17 MF.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate the development of an affordable multi-family community on the site that would contain a maximum of 200 dwelling units for families earning on average 60% of the area median income.

John Carmichael stated that the land use plan for this site is the Northeast District Plan. The Northeast District Plan recommends multi-family uses on the large majority of the site and single family uses at a density of up to 4 dwelling units per acre on the remainder of the site.

Jason Mochizuki then addressed the meeting and shared slides that provide information on The NRP Group, The NRP Group's developments in Charlotte, tenants at The NRP Group's affordable communities and other matters.

Jason Mochizuki stated that The NRP Group is a national multi-family developer, contractor and property manager founded in 1994, and it has developed over 40,000 units in 15 states. The NRP Group has over 15 years of management experience with over 20,000 units under the supervision of NRP Management to date. The NRP Group has more than 300 years of collective team experience, and over 900 employees nationwide. Jason Mochizuki discussed the awards that The NRP Group has won over the years.

Jason Mochizuki stated that approximately two-thirds of The NRP Group's developments are market rate developments and one-third are affordable communities. Jason Mochizuki discussed some of The NRP Group's developments in Charlotte. He discussed Loft One 35 located on West Morehead Street in downtown Charlotte. This is a market rate development and it was The NRP Group's first development in Charlotte. It opened in 2013.

Parkwood Station located in Optimist Park across from the Parkwood Transit Station is a market rate community developed by The NRP Group that opened in the Summer of 2020.

Jason Mochizuki shared a site plan and a pictures of Platform Lofts located off of North Tryon Street across from Old Concord Road near the Old Concord Transit Station. This is an affordable community for families earning on average 60% of the area median income. This community was finished in December 2020. This development is approximately 1.5 miles from the West Sugar Creek Road site. Platform Lofts contains 198 dwelling units.

Jason Mochizuki discussed the buildings at Platform Lofts. The buildings are high quality buildings. As seen from the pictures, the exterior building materials are brick and cementitious siding. Jason Mochizuki shared a picture of a typical unit at Platform Lofts.

The amenities at Platform Lofts include a 2,723 square foot community clubhouse with a multi-purpose room, fitness room, computer center and screened porch. Additionally, Platform Lofts has covered picnic areas with grills, a playground/tot lot and three outdoor seating areas with benches. The residential community proposed for the West Sugar Creek Road site would have essentially the same amenities.

Jason Mochizuki stated that the rezoning site is approximately three quarters of a mile from the Blue Line Transit Station.

Jason Mochizuki stated that the West Sugar Creek Road residential community would be financed in part by 4% Tax Credits. 4% Tax Credits require owner/developers to qualify the income of prospective renters up to a certain proportion of Area Median Income (AMI). This residential community would rent to local Charlotte families making up to 80% AMI.

In Charlotte, Area Median Income is very high at \$83,500 in 2020 and is projected to increase even more in 2021. Someone making 80% AMI in Charlotte this year would be bringing home a gross income of \$66,800, and someone making 60% AMI would make a gross income of \$50,100.

Jason Mochizuki shared a slide that shows the types of jobs in Charlotte that generate an income of less than \$50,000 per year.

Jason Mochizuki discussed the tenant screening process utilized by The NRP Group. He stated that The NRP Group's comprehensive resident screening process is more stringent than that required by most mortgage providers. With respect to employment, residents must be employed and show proof of 2.5 times the monthly rent. All residents are subject to a rigorous consumer credit report analysis. A criminal background check is run on each and every member (age 18+) of every household in the community at the time of application. Additionally, all addresses disclosed on a potential resident's application are researched, and those applicants with a negative rental history are not accepted.

Frank McMahan then addressed the meeting and shared and discussed the site plan for the proposed residential community. Frank McMahan stated that he is with LandDesign, which is an approximately 40 year old Engineering and Landscape Architectural firm here in Charlotte. He stated that he has been very involved with affordable residential communities over the years.

Frank McMahan stated that Penny Way would be improved and extended to the south. A new east to west public street would be constructed, and this new street is required by the Subdivision Ordinance. A new public street on the northern portion of the site would also be constructed.

Frank McMahan pointed out the location of the amenity center, which would be located at the corner of the intersection of Penny Way and West Sugar Creek Road. Parking would be provided at the rate of 1.75 parking spaces per dwelling unit, which is more than what is required under the Zoning Ordinance.

Storm water runoff would be managed through an underground storm water detention and water quality facility. Therefore, you would not see a storm water pond on this site. Frank McMahan stated that as you can see, there would be a good bit of green space in this development.

Jason Mochizuki stated that three principal multi-family buildings are proposed. The buildings would be similar but not identical to the buildings at Platform Lofts, but these building would be 4 stories in height rather than 3 stories. The buildings would have enclosed corridors and would be served by elevators. The exteriors of the buildings would be 30% brick with the balance of the exterior building materials being cementitious siding.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee asked what is being done about traffic from this development, and John Carmichael advised that a traffic study was not required by CDOT for this rezoning. Frank McMahan discussed the flow of traffic to and from the proposed development.
- An attendee asked if it would be possible to get a copy of this presentation, and John Carmichael stated that he would email a copy of the power point presentation to the attendees early next week.
- In response to a question, Jason Mochizuki stated that 10% of the units would be handicapped units.
- An attendee asked if the Petitioner had visited this site during high traffic times. Safety is an issue for residents needing to enter and exit the community. Traffic is really bad in the morning and around 3pm. Jason Mochizuki, Frank McMahan and John Carmichael each stated that they had not visited the site during high traffic times, but they understood that this is a high traffic area.
- An attendee asked if additional traffic signals would be installed in connection with this development, and Jason Mochizuki said that additional traffic signals are not proposed to be installed. Frank McMahan stated that traffic signals must be warranted.
- An attendee asked if this development would have on-site management, and Jason Mochizuki stated that there would be on-site management. There is full-time management staff. There is also a full-time maintenance manager. Sometimes a member of the management staff will live in the development. He does not know at this time if that would happen at this development.
- An attendee asked if this project would be for low income individuals. Jason Mochizuki stated that it would be for low income individuals, as this residential community would be for families earning on average 60% of the area median income. Jason Mochizuki stated that this development would serve a range of incomes up to 80% of the area median income, with an average of 60% of the area median income.
- An attendee stated that the Petitioner is placing a third apartment community within a one mile area and asked if the Petitioner would consider doing a traffic study. John Carmichael stated that he did not think the Petitioner would consider doing a traffic study.
- An attendee stated that she drove down Penny Way and waited forever to get out. For seniors living in Hidden Valley, she is afraid that we will not be able to age in place and be mobile, drive our own cars. Please consider a traffic study for Sugar Creek Road. She has been in Hidden Valley for over 40 years and she wants to be independent as long as she can.
- In response to a question regarding security, Jason Mochizuki stated that each building access will be secured and have a security camera. Jason Mochizuki stated that they typically do

not have on-site security staff but they will often lease units to local police officers. The lease rates are reduced for police officers in an effort to attract police officers to the community.

- An attendee asked what would be the percentage of low income housing units in comparison to market rate. Jason Mochizuki stated that none of the units would be market rate units. All of the units would be considered to be affordable units. 49 of the units would be at 80% AMI, 100 of the units would be at 60% AMI and 39 of the units would be at 30% AMI.
- An attendee asked what is the definition of low income and Jason Mochizuki stated 80% AMI.
- An attendee stated that there are concerns with Tax Parcel No. 089-035-54. There is a home on the street that is a part of the project, which is specifically north of the parking area. Are you aware that you are displacing the resident at this location and what is your Plan B for making adjustments to provide accommodations for long-time residents that don't want to move? Jason Mochizuki stated that there is one resident that is moving and we have entered into a contract with the property owner.
- An attendee stated that there is a saturation of Section 8 people in this area. Please arrange for CMPD to have officers rent from you. That would be ideal to have police officers living in your development. Jason Mochizuki stated that they typically do not have a lot of Section 8 folks in their communities, and that they will seek to attract a police officer to live in the community.
- An attendee asked if the Petitioner had the approval to purchase the homes on Penny Way and how many on Rolling Hill Drive? Jason Mochizuki stated that they have the consent of all of the relevant property owners and that there is one home on Rolling Hill Drive that would be purchased.
- An attendee asked what is the rental rate, are all of the units the same and the number of bedrooms in a unit. Jason Mochizuki stated that 24 of the units would be 1 bedroom units, 68 of the units would be 2 bedroom units, 72 of the units would be 3 bedroom units and 24 of the units would be 4 bedroom units. The rental rates would range from \$470 per month for a 1 bedroom unit at 30% AMI to \$1,800 per month for a 4 bedroom unit at 80% AMI.
- An attendee asked if placing parking on this street would disrupt the single family homes, and stated that it seems like gentrification. Frank McMahan stated that there would not be any on-street parking. John Carmichael stated that the parking lot should not disrupt the neighborhood. Jason Mochizuki stated that this development would not gentrify the neighborhood.
- In response to a question, Jason Mochizuki stated that there are no current plans to make this a gated community, but this would be subject to change.
- An attendee stated \$400 rent, that is like Delihay Court – Section 8. Jason Mochizuki stated that there would only be 5 units at \$470 monthly rent. These would be the 1 bedroom units at 30% AMI.
- An attendee asked how this development would impact religious organizations and the properties of religious organizations in this area. John Carmichael stated that he did not think this proposed development would have an adverse impact on churches. This development could add worshippers.

- In response to a question, Jason Mochizuki stated that the tenants in this community would be working people, and that everyone must have a job that pays them 2.5 times the monthly rent.
- An attendee asked if the target tenants are more whites than black people, and Jason Mochizuki stated that is certainly not the case. They do not and cannot discriminate and they must comply with all Fair Housing Laws.
- An attendee asked if the Petitioner would work with the Community Association on traffic concerns, and Jason Mochizuki stated that they would be happy to meet with and discuss concerns with the Community Association.
- An attendee asked if the Petitioner only builds housing and Jason Mochizuki stated that the Petitioner only develops multi-family communities.
- An attendee stated that as long as crime is not an issue, gentrification is not an issue and safety is not an issue. Hidden Valley has its share of low income people who have caused an increase in crime and given Hidden Valley a bad name. It is always those who are living in apartments that cause the crime. People are aging and need peace and to feel safe.
- An attendee asked where the Petitioner's other projects in Charlotte are located. Jason Mochizuki stated that they have three completed developments in Charlotte and a fourth is under construction. The completed projects are Loft One 35 on West Morehead Street, Parkwood Station located across from the Parkwood Transit Station and Platform Lofts located off of North Tryon Street across from Old Concord Road. The development under construction is located at the end of West Eastway Drive.
- An attendee asked the Petitioner's representatives to come and look at the traffic in this area. Traffic signals and street signs are needed. Jason Mochizuki stated that they would look at the traffic.
- An attendee voiced a concern regarding gentrification. Jason Mochizuki stated that this development would not result in gentrification. They are trying to keep the rents affordable.
- In response to a question, Jason Mochizuki stated that if this rezoning request is approved, he anticipates that they would break ground on the development during the first quarter of 2022 and the development would be completed in 2023 to 2024. Jason Mochizuki stated that he would have to speak with the construction team regarding the management of construction traffic.
- In response to a question, Jason Mochizuki stated that the total number of units would be 188, although the rezoning request would allow up to 200 units if approved.
- An attendee asked if the Petitioner has plans to build more units in this area other than this proposed development and Jason Mochizuki stated that there are no such plans.
- An attendee reiterated a concern regarding gentrification and the removal of a home from this area.
- An attendee stated that his concerns are traffic, safety, gentrification, Section 8, disruption and crime.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

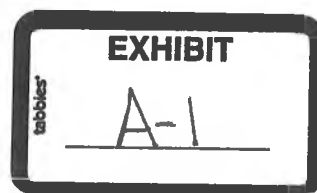
Respectfully submitted, this 11th day of January, 2021

NRP Properties, LLC, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2020-180	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	QTY	STATE	ZIPCODE
2020-180	08701115	SUGAR CREEK PRESBYTERIAN	CHURCH INC			101 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2020-180	08701116	SUGAR CREEK PRESBYTERIAN	CHURCH INC			101 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2020-180	08702221	ABRAHA	SAMMY			301 WEST SUGAR CREEK RD		CHARLOTTE	NC	28213
2020-180	08901101	COBB	RICHARD PANNY		(TRUSTEE/CHARLES WESLEY COBB	240 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2020-180	08901103	BETTON	RONALD LAWRENCE			5710 WHITTINGHAM DR		CHARLOTTE	NC	28215
2020-180	08901104	WADDELL	JOYCE DAVIS			1928 BONNIE LN		CHARLOTTE	NC	28213
2020-180	08901105	COBB	RICHARD PANNY			4303 PENNY WY		CHARLOTTE	NC	28213
2020-180	08901106	COBB	RICHARD PANNY			4303 PENNY WY		CHARLOTTE	NC	28213
2020-180	08901201	STARNES COMMERCIAL PROPERTIES LLC				5326 ROCKY RIVER RD		CHARLOTTE	NC	28215
2020-180	08901202	KEMPO CORPORATION				4506 STATESVILLE RD		CHARLOTTE	NC	28269
2020-180	08901203	PATTERSON	JOHN	DONA M	PATTERSON	200 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2020-180	08901204	SUGAR CREEK PRESBYTERIAN	CHURCH INC			101 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2020-180	08901206	NGUYEN	HOAN XUAN			1391 MEADOWLANDS DR		WINSTON-SALEM	NC	27107
2020-180	08901301	YAN YAN LLC				9621 BLACK WATCH CT		CHARLOTTE	NC	28277
2020-180	08901302	BOND	ALVIN			5021 CASINO DR		CHARLOTTE	NC	28216
2020-180	08901303	PHAM	LUONG THANH			4343 N TRYON ST		CHARLOTTE	NC	28213
2020-180	08901304	BOND	ALVIN			5021 CASINO DR		CHARLOTTE	NC	28216
2020-180	08901407	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-180	08901408	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-180	08901409	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E FOURTH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-180	08901410	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-180	08901411	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-180	08901415	TARGET INVESTMENTS LLC				1106 REAL QUIET LN		WAXHAW	NC	28173
2020-180	08901417	BOND	ALVIN H JR			5021 CASINO DR		CHARLOTTE	NC	28216
2020-180	08901447	BEECHWAY MANOR LLC				2807 WHALEYS CT		CHARLOTTE	NC	28273
2020-180	08901449	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-180	08901450	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2020-180	08903322	ALLEN-JACOBS	EVELYN M	ABNER R	JACOBS	4315 ROLLING HILL DR		CHARLOTTE	NC	28213
2020-180	08903323	TEAGUE	JOHN PLEAS JR	BARBARA	TEAGUE	3131 COUNTRY CLUB DR		CHARLOTTE	NC	28205
2020-180	08903324	SMITH	LARRY JAMES			3423 HATWYNN RD		CHARLOTTE	NC	28269
2020-180	08903325	LAIL	JACK WORTH	JACQUELINE	LAIL	3001 JIM JOHNSON RD		CONCORD	NC	28027
2020-180	08903326	LAIL	JACK W SR	JACQUELYN B	LAIL	3001 JIM JOHNSON RD		CONCORD	NC	28027
2020-180	08903327	MEEKS	JOHNNY L			4718 ROLLING HILL DR		CHARLOTTE	NC	28213
2020-180	08903329	ASH-SHAHEED	MASJID			400 WEST SUGAR CREEK RD		CHARLOTTE	NC	28213
2020-180	08903401	ODHAM	DAVID W		DEBORAH C ODHAM	4501 ROLLING HILL DR		CHARLOTTE	NC	28213
2020-180	08903551	GUTHRIE	JOHNNY P	VEDA S	GUTHRIE	5306 POPLAR SPRINGS DR		CHARLOTTE	NC	28269
2020-180	08903552	MCCOWN	VELMA MARIE			4418 ROLLING HILL DR		CHARLOTTE	NC	28213
2020-180	08903553	BAXTER	WILLIAM H	BETTY J	BAXTER	4412 ROLLING HILL DR		CHARLOTTE	NC	28213
2020-180	08903554	BOND	ALVIN	DEBORAH	BOND	4400 ROLLING HILL DR		CHARLOTTE	NC	28213
2020-180	08903556	CHARLOTTE HOLDINGS 144 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED.

2020-180	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-180		Brionna	Spells	3327 N DAVIDSON ST	105	Charlotte	NC	28205
2020-180		Krista	Gomez	4710 Springview Rd		Charlotte	NC	28213
2020-180		Leah	Massey	406 Hilo Dr	D	Charlotte	NC	28206
2020-180		Will	White	4925 Clintwood Dr.		Charlotte	NC	28213
2020-180	Carrying Clintwood	William	White	4925 Clintwood Dr.		Charlotte	NC	28213
2020-180	Faith Christian Methodist Episcopal Church	Sandra	Gripper	457 Wellingford Street		Charlotte	NC	28213
2020-180	Farmcrest Community Neighborhood Association	Tonya	Clarkston	801 Farmcrest Dr		Charlotte	NC	28206
2020-180	Fountaingrove Homeowners Association	Clair	Lane	4007 Elmdale Ct		Charlotte	NC	28206
2020-180	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2020-180	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd		Charlotte	NC	28213
2020-180	Hidden Valley Community Association	Marjorie	Parker	5131 Springview Road		Charlotte	NC	28213
2020-180	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2020-180	NoDa Neighborhood and Business Association	Jacob	Horr	3401 Benard Avenue		Charlotte	NC	28206
2020-180	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2020-180	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2020-180	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213
2020-180	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-180** filed by NRP Properties, LLC to request the rezoning of an approximately 9.931 acre site located generally at the southeast corner of the intersection of West Sugar Creek Road and Penny Way

Date and Time of Meeting: Thursday, January 7, 2021 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

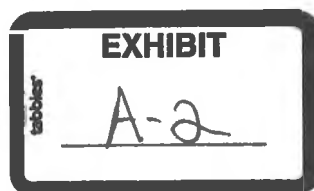
We are assisting NRP Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 9.931 acre site located generally at the southeast corner of the intersection of West Sugar Creek Road and Penny Way from the R-12 MF and R-4 zoning districts to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that would contain a maximum of 200 dwelling units. This residential community would provide high quality workforce housing for families earning on average 60% of the area median income.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Thursday, January 7, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-180), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-180.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: December 22, 2020

Meeting ID Topic
94052457599 NRP – West Sugar Creek Road Site Rezoning Community Meeting (2020-180)

Start Time End Time User Email Duration (Minutes) Participants
1/7/2021 17:58 1/7/2021 19:40 hdzoom1@robinsonbradshaw.com 103 34

Name (Original Name)	User Email
John Carmichael	jcarmichael@robinsonbradshaw.com
Frank McMahan	fmcMahon@landdesign.com
Jason Mochizuki	jmoichizuki@nrpgroup.com
Charles Robinson	croB.comc@yahoo.com
Renee' Johnson	triumphservices365@gmail.com
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brittney	bblac873@gmail.com
Bilqis Shareef	bshareef10@gmail.com

Join Time	Leave Time	Duration (Minutes)	Guest
1/7/2021 17:58	1/7/2021 19:40		103 No
1/7/2021 18:22	1/7/2021 19:35		74 Yes
1/7/2021 18:24	1/7/2021 19:35		72 Yes
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1/7/2021 18:30	1/7/2021 19:35		66 Yes
1/7/2021 18:30	1/7/2021 19:35		66 Yes
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1/7/2021 18:34	1/7/2021 19:06		32 Yes
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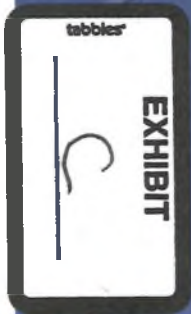


Rezoning Petition No. 2020-180

NRP Properties, LLC, Petitioner

Community Meeting

January 7, 2021



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

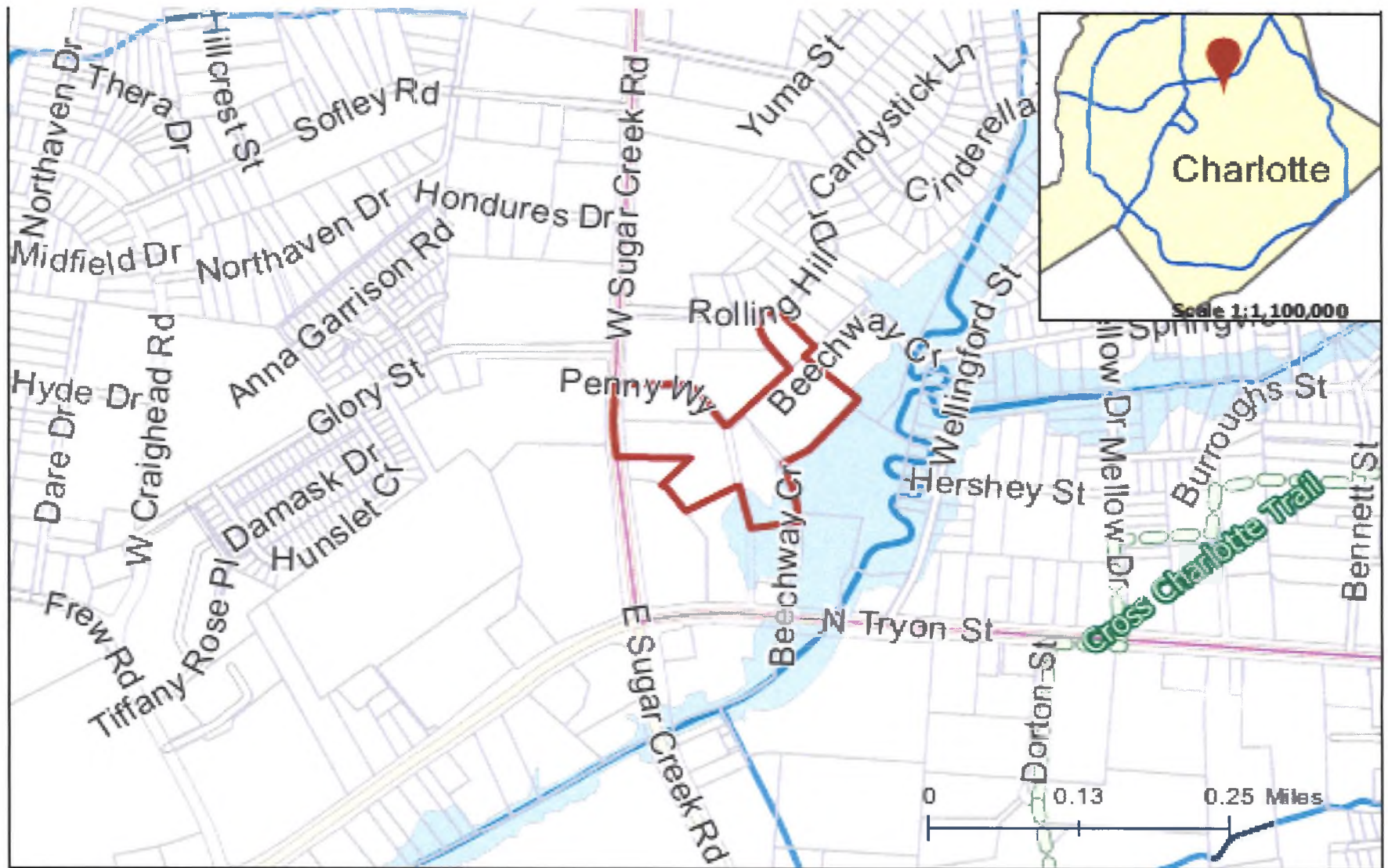
Rezoning Team

- Jason Mochizuki, NRP Properties, LLC
- Frank McMahan, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 9.931 Acres



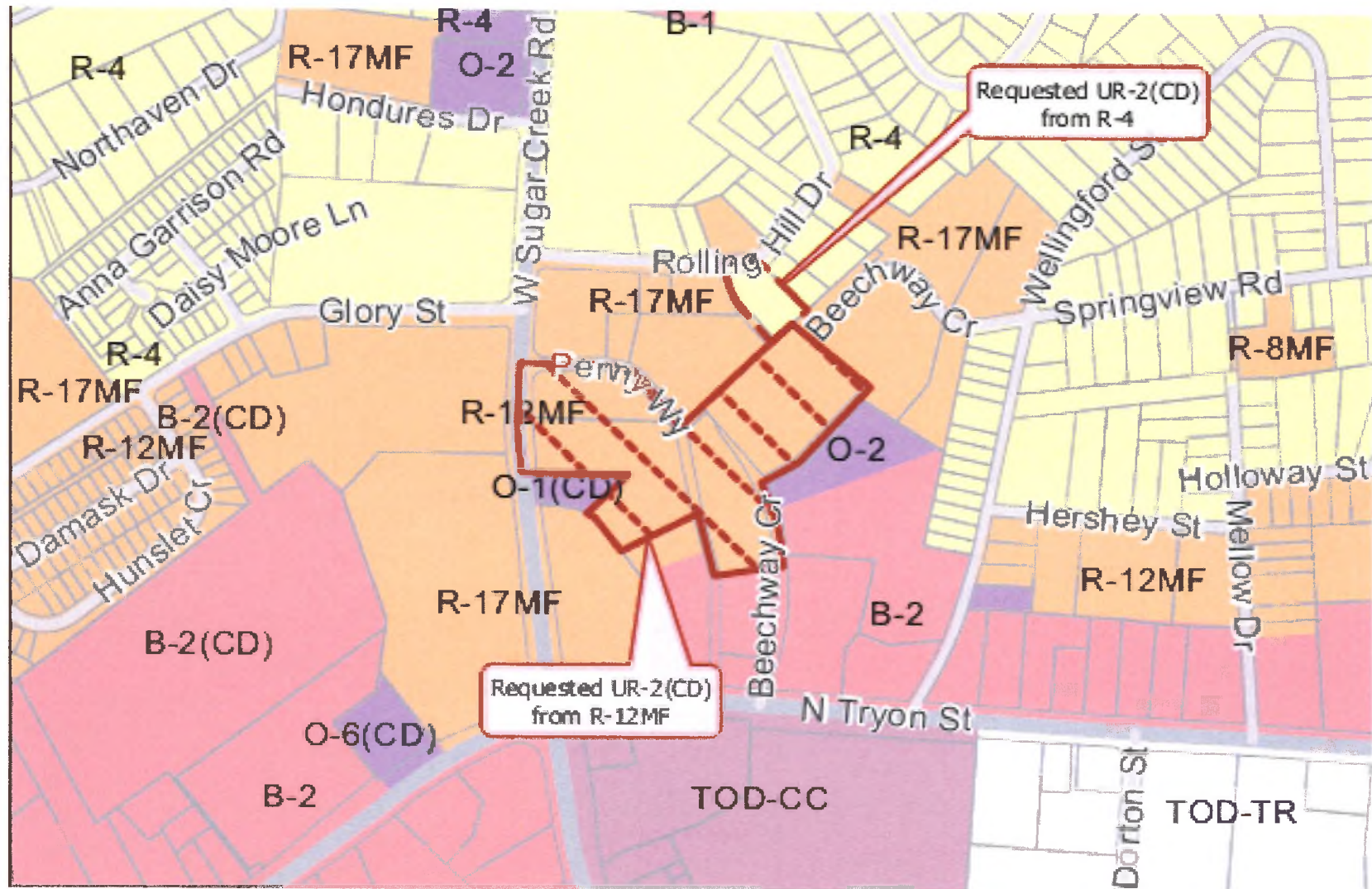
Site – 9.931 Acres



Site – 9.931 Acres



Current Zoning of the Site and Surrounding Parcels

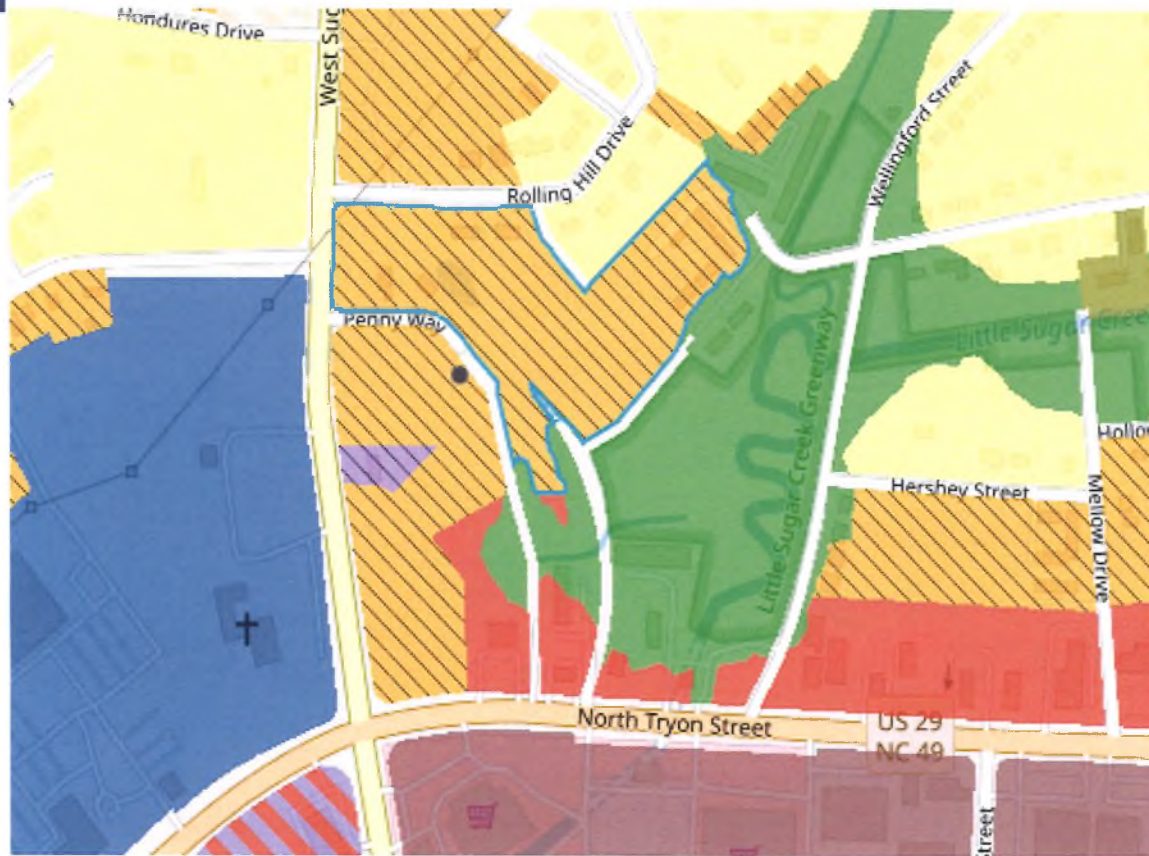




Rezoning Request

Requesting that the site be rezoned from the R-12 MF and R-4 zoning districts to the UR-2 (CD) zoning district to accommodate the development of an affordable multi-family community on the site that would contain a maximum of 200 dwelling units for families earning on average 60% of the area median income.

Land Use Plan



Land Use Proposed: Northeast District Plan

Planning District	Northeast
Plan Name	Northeast District Plan
Plan Adoption Date	3/24/1996, 7:00 PM
Adoption Type	District Plan
Proposed Landuse Code	MF
Proposed Landuse Description	Multi-Family
Residential Density	0.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Multi-Family

Land Use Proposed: Northeast District Plan

Planning District	Northeast
Plan Name	Northeast District Plan
Plan Adoption Date	3/24/1996, 7:00 PM
Adoption Type	District Plan
Proposed Landuse Code	SF4
Proposed Landuse Description	Single Family <= 4 DUA
Residential Density	4.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Single Family

NRP Properties, LLC

The NRP Group

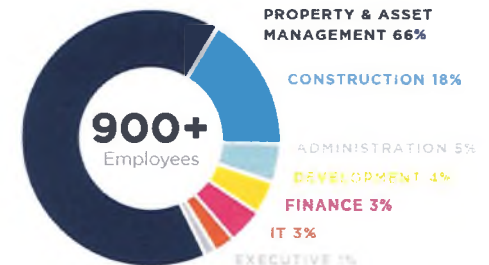
- National multifamily developer, contractor and manager founded in 1994
- Developed over 40,000 units in 15 states
- NRP has over 15 years of management experience with over 20,000 units under the supervision of NRP Management to date
- More than 300 years of collective team experience, and 900+ employees nationwide
- Closed over \$6.2 Billion in Real Estate
- Annual Building Revenue of over \$300M



EMPLOYEE BREAKDOWN

15 States

13 Offices



The NRP Group



National Association of Home Builders Pillars of the Industry Awards

- Multifamily Development Firm of the Year (2009, 2012, 2014)



Affordable Housing Finance Magazine

- 2016 Ranked Number One in Top 50 Affordable Housing Developers
- Ranked #1 or #2 in Top 50 Affordable Housing Developers (2005-2013)



Multifamily Executive Magazine/Multi-Family Housing News

- 2020 Ranked #3 Developer
- 2017 Ranked #6 Contractor and #7 Developer
- 2016 Ranked #11



Builder Magazine

- Currently Ranked 8th Largest Residential Builder



LOFT ONE 35



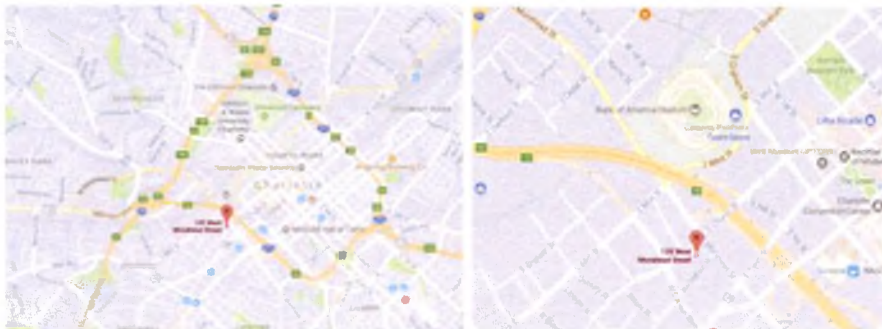
SYNOVUS

PROJECT OVERVIEW

- Located in the Uptown Neighborhood, Loft 135 offers walkability to downtown businesses and entertainment.
- Provides connective urban fabric linking Uptown and Southtown, and activates the former parking lot of the NFL Panthers football stadium.
- Loft 135 has established a new urban edge, and increased energy on the sidewalk of on the major artery of W. Morehead Street.

QUICK FACTS

Metro Area: Charlotte
Location: Charlotte, NC
Product Type: Mid-Rise
Units: 298
Cost/Unit: 118,007
Average Rent: 1,473
Average Sq. Ft.: 893
\$/SF: \$1.65
Total Cost: \$52
Sale Price: \$78
Value Created: 50%





PARKWOOD STATION

the
NRP
group LLC



Old Concord at the Blue Line
 Charlotte, North Carolina
 Illustrative Site Plan



PLATFORM LOFTS – 198 UNITS IN CHARLOTTE, NC



PLATFORM LOFTS – 198 UNITS IN CHARLOTTE, NC



PROJECT AMENITIES

- Development will feature a 2,723 sf community clubhouse complete with multipurpose room, fitness facility, computer center, and screened porch
- Site will include a covered picnic areas with grills, a playground/tot lot, and 3 outdoor seating areas with benches
- Project site is strategically located to be within close proximity, typically 1 mile or less, to neighborhood amenities including a grocery store, pharmacy, and numerous retail and restaurant options



SUGAR CREEK APARTMENTS

- Sugar Creek Apartments will be financed in part by 4% Tax Credits
- 4% Tax Credits require owner/developers to qualify the income of prospective renters up to a certain proportion of Area Median Income (AMI)
- Sugar Creek will rent to local Charlotte families making up to 80% AMI
- In Charlotte, Area Median Income is *very* high at \$83,500 in 2020 and is projected to increase even more in 2021
- Someone making 80% AMI in Charlotte this year would be bringing home a gross income of \$66,800, 60% AMI would be \$50,100
- So who would be the folks moving into my neighborhood?

Charlotte Area Jobs Earning < \$50,000 Per Year



Charlotte-Meck County Teacher: \$44,546



Executive Assistant: \$44,405



Certified Nurse's Aide: \$30,915



Customer Service Rep: \$34,425

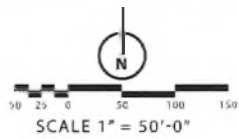
Sources: [Indeed.com](https://www.indeed.com)/[Glassdoor.com](https://www.glassdoor.com)/[1.salary.com](https://www.salary.com)

NRP MANAGEMENT RESIDENT SELECTION CRITERIA

- NRP's comprehensive resident screening process is more stringent than that required by most mortgage providers
- Employment: Residents must be employed and show proof of 2.5 times monthly rent
- Credit History: All residents are subject to a rigorous consumer credit report analysis
- Background Checks: A criminal background will be run on each and every member (age 18+) of every household in the community at application
- Rental History: All addresses disclosed on a potential resident's application are researched, those with negative rental history are not accepted



Site Plan



SUGAR CREEK MULTIFAMILY
CHARLOTTE, NORTH CAROLINA
Illustrative Site Plan



Proposed Buildings

SUGAR CREEK APARTMENTS- FOUR STORY ELEVATIONS



1 **BACK ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND



Back Facade Perspective View

Trip Generation Estimated By CDOT

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwelling	10	Tax Record
Entitlement with Current Zoning	Single Family (R-5 0.64 acres) Townhomes (R-12 9.29 acres)	3 Dwellings 111 Units	845	General Guidance from Planning
Proposed Zoning	Apartments	200 Units	1,090	Site Plan: 10-22-20